



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**
6.042
M0221006

July 8, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles CA 90012

Dear Supervisors:

SAN GABRIEL RIVER - PARCEL 232EX.15
SALE OF SURPLUS PROPERTY - CITY OF DOWNEY
SUPERVISORIAL DISTRICT 4
3 VOTES

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Overrule the City of Downey's finding that the sale of Parcel 232EX.15 does not conform with the City's adopted General Plan.
3. Declare the fee interest in San Gabriel River, Parcel 232EX.15 (1,155 square feet), located behind 9434 Pico Vista Road in the City of Downey, to no longer be required for the purposes of the Los Angeles County Flood Control District (District).
4. Authorize the sale of Parcel 232EX.15 to the adjacent property owners, Samuel and Gabriela Vidrio, for \$4,000.
5. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell a parcel of surplus property along the San Gabriel River to the adjacent property owners, Samuel and Gabriela Vidrio, who own a single-family residence at 9434 Pico Vista Road in the City of Downey. Parcel 232EX.15 is located on the westerly side of the San Gabriel River north of the Santa Ana Freeway between Blandwood and Brookgreen Streets in the City of Downey.

The District acquired the fee title to Parcel 232EX.15 as part of the land needed for the San Gabriel River project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$4,000 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Downey's Planning Department for its report as to conformance with the adopted General Plan. In their letter of June 19, 2002, the City stated the excess property does not conform with its adopted General Plan because the parcels do not meet the City's minimum zoning requirements for single-family residences. However, Government Code Section 65402(c) further provides for your Board to overrule the City of Downey's finding of nonconformance so that the sale may proceed. The buyer has agreed to file an application with the City to merge his existing lot with the surplus District property.

Parcel 232EX.15 is no longer needed for the purposes of the District. The sale is not considered adverse to the District's purposes and will not hinder the use of the channel

The Honorable Board of Supervisors
July 8, 2004
Page 3

for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

CPM:fr
6/BL SGRiver

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Samuel Vidrio and Gabriela Vidrio
9434 Pico Vista Road
Downey, CA 90240

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
6388-029-905 (Portion)

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to SAMUEL VIDRIO and GABRIELA VIDRIO, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of Downey, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

SAN GABRIEL RIVER	232EX.15
6-RW 15.7	
S.D. 4	M0221006

KDR:in:P:Conf:qcdSAN GAB RVR232EX.15.doc

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By  _____
Deputy

APPROVED as to title and execution,

_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

SAN GABRIEL RIVER 232EX.15
6-RW 15.7
A.P.N. 6388-029-905(por.)
T.G. 706(F4)
I.M. 084-257
Fourth District
M0221006

LEGAL DESCRIPTION

PARCEL NO. 232EX.15 (Quitclaim of a portion of fee):

That portion of the land marked "T" in Township 2 South, Range 12 West, as shown on map of the Rancho Santa Gertrudes Subdivided for the Santa Gertrudes Land Association, recorded in Book 1, page 502, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the most easterly corner of Lot 39 of Tract No. 23743, as shown on map recorded in Book 752, pages 73 to 75, inclusive, of Maps, in the office of said recorder; thence southwesterly along the southeasterly line of said lot to the most southerly corner of said lot; thence along the southeasterly prolongation of the southwesterly line of said lot to a line parallel with and 22.00 feet southeasterly, measured at right angles, from said southeasterly line; thence northeasterly along said parallel line to its intersection with the southeasterly prolongation of the northeasterly line of said lot; thence northwesterly along said last mentioned southeasterly prolongation to the point of beginning.

Containing: 1155± square feet

D:\MyFiles\JBM.MPM0241084.RWE.FLEG.wpd
6-11-02

EXHIBIT A